



43 APPLEGATE WAY  
KINGSBRIDGE • TQ7 1FL

# 43 APPLEGATE WAY

## LOWER GROUND FLOOR

Open Plan Kitchen/ Living/ Dining Room

## GROUND FLOOR

Entrance Hallway | Bedroom 2 With En-Suite | Bedroom 3 |  
Bathroom

## FIRST FLOOR

Bedroom 1 With En-Suite

## EXTERNAL

Private Driveway | Rear Garden



“A modern and beautifully presented 3 bedroom property with garden and driveway parking ...”

43 Applegate Way has a welcoming entrance hallway, which provides access to the accommodation. Here you will find Bedroom 2, which benefits from its own ensuite shower room, Bedroom 3, and a well-proportioned family bathroom fitted with a shower over the bath.

- Modern three-bedroom home arranged over three levels
- Open plan living with door onto patio
- Driveway parking
- Walking distance into the town centre
- Short drive to nearby beaches such as Bantham and South Milton Sands

The Bedroom 1 is located on the first floor, offering privacy and featuring an ensuite shower room.

Stairs lead down from the hallway to the lower ground floor, which forms the heart of the home. This level offers an open plan kitchen, living, and dining space, ideal for everyday living and entertaining. The kitchen is fully fitted with a good range of units and provides generous worktop space. From the dining area, doors open directly onto the patio, creating a natural flow between indoor and outdoor space.

Externally, the property enjoys a rear garden laid mainly to lawn with a patio area suitable for outdoor seating. There is the benefit of side access to the garden. To the front of the property is a driveway providing off-road parking.



TOTAL APPROXIMATE AREA: 113.6 SQ M 1222.5 SQ FT

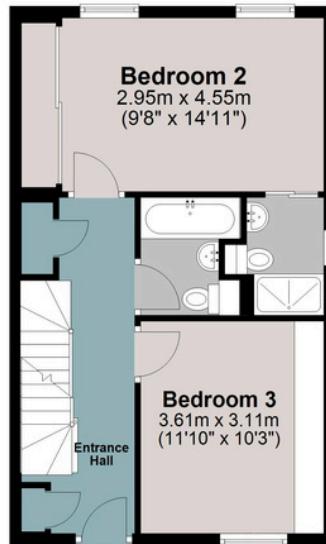
### Ground Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



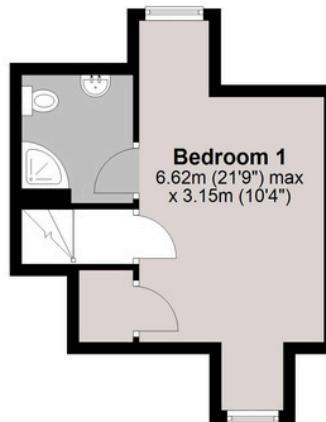
### First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



### Second Floor

Approx. 23.6 sq. metres (254.3 sq. feet)



Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas central heating.

Service Fee: Approx. £198.52 per annum

EPC: Current B (85) Potential A (94)

Viewings: Very strictly by appointment only

Location: Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools.

Kingsbridge Community College is one of the top-rated secondary schools in the UK. The estuary offers boat moorings and water sport activities, while public transport and well-connected road links lead to nearby Dartmouth, Salcombe and Totnes. With an abundance of pristine beaches, hidden coves and breathtaking walks on the doorstep.

Directions: Head towards Belle Hill in Kingsbridge and follow the road heading towards the top of the hill, on your left hand side enter into Applegate and follow the road down through the estate to Applegate way. Number 34 is on your right hands side.

What Three Words: ///stocks.rising.overjoyed

Salcombe 7.6 miles - Totnes 13.1 miles (Railway link to London Paddington) - Dartmouth 12 miles

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